



TOWN OF WILLSBORO

ZONING BOARD OF APPEALS

MINUTES

ZONING BOARD OF APPEALS

DATE: August 20th, 2025 at 6:00PM
LOCATION: WILLSBORO TOWN HALL

Present: Chairperson: Anna Reynolds; Board Members: Susan Mueller, Kathleen Nasner and Trisha Sheehan

Absent: Nichole Gerding

Members of the Public: Adam Hathaway, Spencer Hathaway, Donald Gilbert, Robin Belzile, Greg Gordon, Lorilee Sheehan, Jeffrey Bigelow, Lori Franke, Mark Hall and Jonathan Franke (Zoning Officer)

Reynolds called the meeting to order at 6:00pm.

Minutes:

The June 2025 minutes were approved as presented.

A motion was made by Nasner, seconded by Mueller to approve the June 2025 minutes as presented. Roll call: Mueller, Sheehan, Nasner, Reynolds.

The July 2025 minutes were approved as presented.

A motion was made by Mueller, seconded by Nasner to approve the July 2025 minutes as presented. Roll call: Mueller, Sheehan, Nasner, Reynolds.

Public Hearing:

A Donald Gilbert – 11.13-1-31.000 & 11.13-1-32.000 – 613 Corlear Drive – RL-1 – Demolishing existing structure and building a new year-round structure

Reynolds opened the public hearing at 6:01pm.

The ZO provided the board with 7 letters from neighbors that were all in favor of the project.

Reynolds asked the applicant if he had anything to add. Gilbert did state that the combining of the lots is now complete and he has a copy of the deed and survey map that he will provide to the ZO. Gilbert stated he also sent in a map of the trees as requested at the last meeting and is hopeful that they are going to be able to keep as many as they can.

Reynolds asked if any members of the public were present for this project. None were.

Reynolds asked if any members of the board had any questions.

Mueller stated she was waiting to see if the lots were going to be combined and they are now.

Reynolds made a motion, seconded by Mueller to close the public hearing at 6:03pm.

The Board read aloud and reviewed the five questions. Discussion followed.

The Board read aloud and reviewed the SEQR and declared a negative declaration.

A motion was made by Nasner, seconded by Sheehan to approve the application for a relief of 28' for the side yard setback and a relief of 35' for the shoreline setback. Roll call: Mueller, Sheehan, Nasner, Reynolds.

Old Business: No old business.

New Business:

John & Patti Wukovits – 20.3-2-19.000 – 3 Weigands Way – HC2 – Demolish single-family seasonal dwelling and rebuild new single-family year-round dwelling

Mark Hall stated he is representing this project. Reynolds asked if there were any larger plans and Hall stated that what they have is what he has for the plans.

Sheehan asked if its going to be 16' closer to on the south side. Nasner stated she thought it would be.

Mueller stated that the corner of the house is about 13' from the property line on the south side.

Hall stated that they are trying to pull back from the waterfront about 48-49'.

Mueller asked if this was going to be a two-story home. Hall stated it will be a two story home with a walk out basement.

Sheehan asked if the ZO had the lot coverage.

Reynolds stated she calculated it to be 10.7%.

Meuller stated that there was a garage in the woods. Spencer Hathaway stated that was the neighbors garage not the applicants.

Mueller asked what the square footage of the new house is going to be. Hall stated it will be close to 1500 square feet.

The ZO asked what the 3D square footage would be. Hall stated 3000 square feet.

Meuller stated that the second story doesn't count for lot coverage. The ZO stated that it does per the zoning law.

Sheehan asked for the representative to confirm what they are requesting.

Hall stated that they are asking for a 10' side yard setback on each side.

Hall reviewed the map with the Board. Discussion followed.

Sheehan confirmed again that the applicant is looking for a 10' relief on both side yards and asked if the lot coverage is an issue. Reynolds stated that lot coverage is not an issue.

A motion was made by Sheehan, seconded by Mueller, to deem the application complete and to move this project to a public hearing on September 17th, 2025. Roll call: Mueller, Sheehan, Nasner, Reynolds.

Jay Cohen – 11.13-1-23.000 – 579 Corlear Drive – RL-1 – Demolishing existing garage and building a new 23'x24' garage

Jeffrey Bigelow stated he was representing this project.

Bigelow stated he is requesting relief on the front yard setback but he will be putting the garage in the same spot as the existing garage.

Nasner asked if it was going to be one and a half car garage or two car garage. Bigelow stated it would be a two car garage.

Bigelow stated he is asking for 15' relief as they are moving it back to the road once they tear down the existing. Reynolds asked about the height. Bigelow stated its 25'4" high.

Reynolds asked if there will be any livable space upstairs. Bigelow stated the upstairs will just be for storage.

Reynolds asked about lot coverage. Bigelow stated that they are well below the lot coverage.

Sheehan asked if he needed a variance.

Reynolds stated yes because even though its in somewhat the same footprint it is larger than the current footprint which means he needs a variance.

The ZO asked if this project needed to go to public hearing. Reynolds stated that yes all variance applicants have to per the zoning law.

Nasner asked about the height. Reynolds confirmed the height is okay.

Bigelow asked if crawl space counted as part of the 3D square footage. The ZO stated it did not.

A motion was made by Nasner, seconded by Mueller, to deem the application complete and to move this project to a public hearing on September 17th, 2025. Roll call: Mueller, Sheehan, Nasner, Reynolds.

Lorilee Sheehan – 21.5-1-52.000 – 127 Corlear Drive – RL-1/LF – Add living space to the front of the home to occupy where the original enclosed porch occupied which is now a deck & remove current deck

Mueller asked if the ZO had the original application that was submitted in 2022. The ZO stated that he does but it is not pertinent because it has expired.

Mueller stated that she is aware that it has expired but that there were photos in the application that could be helpful. The ZO stated that he didn't have photos in the folder but there were minutes from 2022 and a survey that as provided and then a new set of plans.

Lorilee Sheehan stated that she had provided photos back in 2022 that supported what was preexisting. The project is actually smaller as the patio is smaller than what was proposed in 2022 in terms of the lot coverage. Lorilee Sheehan stated that the proposed bump out was a preexisting screened in porch that was turned into an open deck and they would like to now enclose it for additional living space.

Mueller stated that's what the photos showed.

Lorilee Sheehan stated the photos were in the folder from when Jim Kinley was there and when she came in 2022 the photos were there as well. She also stated that this is all a preexisting request.

Reynolds asked what the application is for. Reynolds asked if the applicant needed a variance for the shoreline or side yard.

Mueller stated that those don't come into play.

Greg Gordon stated that the ZO came onsite and measured and isn't aware of what his measurements were.

The ZO stated on the lake side 8' from the house and addition 3-4' to the stake to planter is 12' and 23.5' to the mean high water mark.

There was much discussion and confusion on whether all measurements were provided on the drawings.

Gordon provided his measurements and square footage calculations as follows:

Addition – 224 square feet

Hot tub roof – 150 square feet

Patio roof (north side hands over part of patio) – 104 square feet

Much discussion was had about measurements.

Trisha Sheehan went to speak in regards to calculating the square footage and was interrupted by the ZO stating that she couldn't speak or say anything about the project. Trisha Sheehan stated she was just doing simple math. Nasner started to read out of the zoning law about conflicts of interest. Trisha Sheehan stated she won't say any more.

Reynolds asked if the side yard setbacks are going to be required. The ZO stated they are.

Gordon stated that he is 19'7" from the corner of the house – west end towards the lake.

Nasner asked about the north. Gordon stated they are going towards the north as they made it smaller.

Nasner asked for clarification. Gordon reviewed the plans with Nasner that she had in her packet. Gordon stated that she was looking at an old set of plans. Gordon reviewed the correct set of plans with the Board.

Nasner asked the applicant what they are exactly asking for.

Gordon stated that by removing the deck we are taking away square footage for the lot coverage so lot coverage shouldn't be an issue. Currently have 4,481.05 square feet subtract 1,037.25 for the deck.

Gordon read aloud from the zoning law about pervious surfaces and lot coverage. The ZO interrupted him.

Gordon asked where the 3D square footage for lot coverage came into play. The ZO stated where doesn't it.

Gordon stated that you need to go by the zoning law.

Reynolds determined that the total square footage for all structures on the property was 3,921.8 which is under the lot coverage and that the lot coverage is reduced. Lorilee Sheehan stated she was correct in stating that the lot coverage is reduced. Reynolds stated the lot coverage is at 17%.

Nasner stated that she thought that the Board should have those calculations and the ZO stated he did not have the dimensions that Gordon had. The ZO stated that the calculations he provided are correct by doing the 3D square footage.

Reynolds asked the applicant if they had a overlay that would show the before and after of the footprint. Gordon stated that they didn't have one of the whole lot and explained by using the plans that were provided.

Nasner asked if the board needed more information because both parties are not agreeing on the dimensions.

Reynolds stated that it would be great to have the dimensions.

Gordon asked if he is supposed to go by the deed or by the county. Gordon stated that his measurements are based off the deed.

Reynolds stated that she wants more information on the coverage but is okay with it being moved to a public hearing. Reynolds stated that she would like to see an overlay prior to the public hearing.

A motion was made by Nasner, seconded by Mueller, to deem the application complete and to move this project to a public hearing on September 17th, 2025. Roll call: Mueller, Nasner, Reynolds. Abstain: Sheehan.

Reynolds asked if there was any other business.

Nasner stated she had a question on applications that have been approved in the past and what happens if the applicant didn't do what was approved. An example was brought up about a property in the Buena Vista trailer park. Discussion followed.

A motion was made by Nasner, seconded by Mueller, to adjourn the meeting at 6:58pm.

The next meeting will be held on Wednesday, September 17th, 2025.

Respectfully Submitted,

Morgan Drinkwine
Secretary for Planning and Zoning Board